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4 BILL NO. Z-74-06-06

5 ZONING MAP ORDINANCE NO. Z- hast

6 AN ORDINANCE amending the City of Fort
7 Wayne Zoning Map No. E1

8
9 BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT
10 WAYNE, INDIANA:

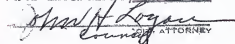
11 SECTION 1. That the area described as follows is hereby designated
12 a M1 district under the terms of Chapter 36, Municipal Code of the City of Fort
13 Wayne, Indiana, 1946, as amended by General Ordinance No. 2836 and amendments
14 thereof; and the symbols of the City of Fort Wayne Zoning Map No. E1, referred to
15 therein, established by Section 9, Article III of said Chapter as amended, are here-
16 by changed accordingly, to-wit:

17 Lots Numbered 36, 37, 38, 39, 40, 41 and 42 in White
18 and Detzers Addition to Fort Wayne in Allen County,
19 Indiana, according to the plat thereof recorded in Plat
20 Book 2, Page 20 in the Office of the Recorder of Allen
County, Indiana

21 SECTION 2. This Ordinance shall be in full force and effect from and
22 after its passage, approval by the Mayor and legal publication thereof.

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24 
25 Councilman

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APPROVED AS TO FORM
AND LEGALITY,


COUNCIL ATTORNEY

Read the first time in full and on motion by Nuckols, seconded by V. Schmidt and duly adopted, read the second time by title and referred to the Committee on Regulations (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on _____, the _____ day of _____, 197_____, at _____ o'clock P.M., E.S.T.

Date: 6-11-74

Charles W. Whitman
CITY CLERK

Read the third time in full and on motion by Nuckols, seconded by Hinga, and duly adopted, placed on its passage.

~~Passed~~ (LOST) by the following vote:

AYES 7, NAYS 1, ABSTAINED _____, ABSENT _____ to-wit:

BURNS	_____	<u>X</u>	_____	_____
HINGA	_____	<u>X</u>	_____	_____
KRAUS	_____	<u>X</u>	_____	_____
MOSES	_____	<u>X</u>	_____	_____
NUCKOLS	_____	<u>X</u>	_____	_____
SCHMIDT, D.	<u>X</u>	_____	_____	_____
SCHMIDT, V.	<u>X</u>	_____	_____	_____
STIER	_____	<u>X</u>	_____	_____
TALARICO	_____	<u>X</u>	_____	_____

DATE: 9-24-74

Charles W. Whitman
CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (Zoning Map) (General) (Annexation) (Special) (Appropriation) Ordinance (Resolution) No. _____ on the _____ day of _____, 197____.

ATTEST: (SEAL)

Charles W. Whitman
CITY CLERK

PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the _____ day of _____, 197_____, at the hour of _____ o'clock _____ M., E.S.T.

CITY CLERK

Approved and signed by me this _____ day of _____, 197_____, at the hour of _____ o'clock _____ M., E.S.T.

MAYOR

RESOLUTION OF ZONING ORDINANCE AMENDMENT RECOMMENDATION

WHEREAS, the Common Council of the City of Fort Wayne, Indiana, on June 11, 1974, referred a proposed zoning map amendment to the City Plan Commission which proposed ordinance was designated as Bill No. Z-74-06-06; and,

WHEREAS, the required notice of public hearing on such proposed ordinance has been published as required by law; and,

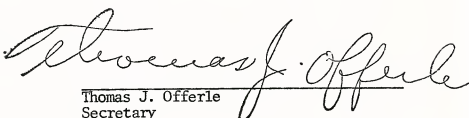
WHEREAS, the City Plan Commission conducted a public hearing on such proposed ordinance on July 15, 1974;

NOW THEREFORE, BE IT RESOLVED that the City Plan Commission does hereby recommend that such proposed ordinance DO PASS for the reasons that a need has been shown for the Land Use Plan to be amended, the amendment will be in the best interest of and benefit to the area involved and of and to the city, and the amendment will not be detrimental to and does not conflict with the overall city plan;

BE IT FURTHER RESOLVED that the Secretary is hereby directed to present a copy of this resolution to the Common Council at its next regular meeting.

This is to certify that the above is a true and exact copy of a resolution adopted at the meeting of the Fort Wayne City Plan Commission held July 22, 1974.

Certified and signed this
4th day of September, 1974.



Thomas J. Offerle
Secretary

Bill No. Z-74-06-06

REPORT OF THE COMMITTEE ON REGULATIONS

We, your Committee on Regulations to whom was referred an Ordinance
amending the City of Fort Wayne Zoning Map NO. E1

have had said Ordinance under consideration and beg leave to report back to the Common
Council that said Ordinance Do not PASS.

John Nuckols - Chairman

Vivian G. Schmidt - Vice-Chairman

William T. Hinga

Paul M. Burns

Donald J. Schmidt

John Nuckols

Vivian G. Schmidt

William T. Hinga

Paul M. Burns

Donald J. Schmidt

RECEIPT

GENERAL FUND

No 276

FT. WAYNE, IND., May 3 1974
RECEIVED FROM Dale Bloom \$ 50.00
THE SUM OF Fifty dollars ~~100~~ DOLLARS
ON ACCOUNT OF Refund from R-1-M-1
Lots 36-42 White & Detzgers Addition
R. Hartman
AUTHORIZED SIGNATURE

TO: COMMON COUNCIL OF THE
CITY OF FORT WAYNE, INDIANA

Date Filed May 1974

Intended Use _____

X/We James A. Ernst and Kenneth B. Ernst

(Applicant's Name or Names)

do hereby petition your Honorable Body to amend the Zoning Map of Fort Wayne, Indiana, by reclassifying from X/an R-1 district to X/an M-1 district the property described as follows:

Lots Numbered 36,37,38,39,40,41, and 42 in White and Detzers

Addition to Fort Wayne in Allen County, Indiana, according to the

plat thereof recorded in Plat Book 2, Page 20 in the Office of

the Recorder of Allen County, Indiana

Deed Record 730, pages 479 and 481

(Legal Description)

trans 8-11-69, 8-14-69

730-481

(General Description for Planning Staff Use Only)

X/We, the undersigned, certify that X ~~any~~ We are the owner(s) of fifty-one percentum (51%) or more of the property described in this petition.

James A. Ernst

2704 Jefferds Ave.

Kenneth B. Ernst

2424 Sunnymead Drive

(Name)

(Address)

(Signature)

Legal Description Checked By: _____

(City Engineer)

NOTE FOLLOWING RULES:

All requests for continuances or requests that ordinances be taken under advisement shall be filed in writing in the office of the City Plan Commission by noon on the Wednesday preceding the meeting of the City Plan Commission at which the ordinance is to be considered. If the request for a continuance or advisement is filed within the required time, the matter will not be put on the agenda for that meeting. It shall be the obligation of the petitioner to notify the same property owners which the Plan Commission had notified by mail that the hearing has been postponed or rescheduled and inform them of the time and place of the meeting at which the ordinance will be considered. All withdrawals of the ordinances must be made in writing prior to the Plan Commission's vote on the ordinance.

Name and address of preparer, attorney or agent:

A. Dale Bloom

(Name)

1514 Anthony Wayne Bank

(Address)

742-1463

(Telephone Number)

ROTH WEHRLY HEINY, INC.

REALTORS

230 E. BERRY STREET
FORT WAYNE, INDIANA 46802

DAVID M. ROTH
RALPH E. WEHRLY
THOMAS R. HEINY

TELEPHONE
743-7531 AREA CODE 219

July 12, 1974

Frame Service Inc.
2704 Jeffers Ave.
Fort Wayne, Indiana 46803

ATT: Mr. James Ernst

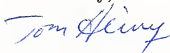
Appraisal for following described property:

Lots # 36, 37, 38, 39, 40, 41, and 42 in White and Detgers Addition located on south side of Winch St., east of Edsall Ave. and west of White St.

On July 9, 1974, I personally examined above described property. In my opinion, these lots should not be used for residential development due to the nature of surrounding real estate. In addition, their proximity to the highway, makes them even more undesirable for single family homes.

It is my recommendation that you secure a zoning change to permit commercial use to assure the highest and best use of this land.

Sincerely,



Tom Heiny
ROTH WEHRLY HEINY

TH/sjh





RECHT & RECHT
REALTOR

3330 SOUTH CALHOUN STREET, FORT WAYNE, INDIANA 46807

BUSINESS PHONE 744-4241 --- RESIDENCE, 485-8694

TO WHOM IT MAY CONCERN:

Property south of Winch St. , between Edsall Ave. and White Ave.

Legal Discription:

Lot 36, 37, 38, 39, 40, 41, 42, White & Detzers Addition.
has M_1 zoning to the east; M_2 zoning to the north; R_1 and R_2 zoning to the west; and R_1 zoning to the south (as shown on the attached map). The property to the west with R_1 and R_2 zoning is partly fenced in and used as a business parking lot. The R_1 zoning to the south (Pittsburg St.) has M_1 zoning east on the same street (Power Hose Couplings Inc.). So, obviously, a business oriented area.

The income for the city produced by taxes would be much greater if the said property was improved and not left in its present state. In my opinion, the highest and best use of the said property would be M_1 and would be conforming to the surrounding neighborhood.

Sincerely,

Mark Recht
Mark Recht

Number assigned by Dave Keller's Office: # 3407

TITLE OF ORDINANCE Zoning Map Amendment Ordinance 3-74-06-06DEPARTMENT REQUESTING ORDINANCE City Plan CommissionSYNOPSIS OF ORDINANCE Preparation of a Zoning Map Amendment OrdinancePetition initiated by property owners to rezone property located as follows:Lots # 36, 37, 38, 39, 40, 41 & 42 in White and Detzer's Addition, locatedon the south side of Winch Street, between Edsall Avenue and White Avenue.From "R1" to "M1"EFFECT OF PASSAGE Property is presently zoned "R1" - One Family Residential.Petitioners are requesting an "M1" Zone - Light Industrial.EFFECT OF NON-PASSAGE Property would remain one family residential.MONEY INVOLVED (Direct Costs, Expenditures, Savings) NoneASSIGNED TO COMMITTEE (J.N.) Regulations